



Apna Awas Construction Pvt. Ltd.

Registered Office : 001, Sundaram Enclave, Kitab Bhawan Lane
North S.K. Puri, Patna - 800 013

Ref. AAC/1053

Date. 14-10-2024

To,
The Chairman
Real Estate Regulatory Authority,
Bihar, Patna.

SUB : Submission of Quarterly Progress Report of Second Quarter (2024-25) of Project – "INDRAPRABHA", Anandpuri, Patna.

RERA Registration No – **BRERAP00243-14/998/R-751/2019**.

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly progress reports compliance, we are hereby submitting the **QUARTERLY PROGRESS REPORT** for the SECOND QUARTER (2024 – 2025) for the project named "INDRAPRABHA" located at Anandpuri, West Boring Canal Road, Patna.

A detailed quarterly progress report of the project is attached along with this letter as Annexure - A.

Kindly acknowledge the receipt of the same.

Thanking you.

Sincerely yours

APNA AWAS CONSTRUCTION PVT. LTD

DIRECTOR

FOR APNA AWAS CONSTRUCTION PVT LTD

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2024
- 25 -

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2001PTC009553	Name of Firm	APNA AWAS CONSTRUCTION PVT LTD
Firm Address :	001, SUNDARAM ENCLAVE, KITAB BHAWAN LANE, NORTH S.K. PURI, PATNA - 800013		
Total Experience of promoter in Real Estate sector	23 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	26 00 03 00	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	08 00 00 00	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00243-14/998/R-751/2019	Name of Project/Phase of Registered Project	INDRAPRABHA
Name of Promoter	APNA AWAS CONSTRUCTION PVT LTD	Project Address	Anandpuri, Patna
Name of Co-promoter	-		
Project Registration is valid up to	14/03/2025		
Starting date of Project or Phase of the Project	20/05/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	Map sanctioned on 15/05/2019		



III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share	Total Number of Apartments in Landowner's share
INDRAPRABHA	3 BHK - 23	991, 1006, 912, 1049, 1111, 1097, 1101, 910, 1066, 1113, 905 Sq.ft.	23 (One flat jointly held by Developer & Owner)	- 11 1. Booked/ Allotted - 07 2. Sold - 01	- 11 3. Booked/ Allotted - 4. Sold -
				Percentage of Booking - 72.72 %	Percentage of Booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 07
INDRAPRABHA	23 (TOTAL), DEVELOPER - 11	2. Sold	- 01

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	State Fire Officer, Bihar		15/09/2017	
3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			



VI. CONSTRUCTION PROGRESS OF THE PROJECT1. Plan Case No. **P/RAJAPUR HASAN-PRN-B+G+3/562/2017**

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	31/01/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%	31/12/2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%	31/10/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	31/10/2024
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	85%	31/10/2024



	requirements as may be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Own Boring	Boring done	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	85%	31/10/2024
4.	Storm Water Drains	Yes	85%	31/10/2024
5.	Landscaping & Tree Planting	Yes	50%	31/12/2024
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	85%	31/10/2024
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	60%	31/12/2024
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	85%	31/12/2024
13.	Closed Parking	Covered Car Parking		



14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	80%	31/10/2024
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	At the end attached
	2.	Rear Elevation	At the end attached



	3.	Side Elevation	At the end attached
(B)		Photograph of each floor	At the end attached

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	2968002100010993
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 7,04,50,350/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs. 5,72,75,350/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	-
5.	Amount received during the Quarter	Rs. 13,79,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 34,07,760/-
7.	Net amount at end of the Quarter	Rs. 17,590/-
8.	Total expenditure on Project till date	Rs. 6,48,99,750/-
	Cumulative fund collected till the end of Quarter in question	Rs. 5,85,33,827/-
	Cumulative expenditure done till the end of Quarter in question	Rs. 6,48,99,750/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
Developer's share mortgaged for availing the project finance.



XII. MISCELLANEOUS		
A	List of Legal Cases (if any)	NONE
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	

B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

APNA AWAS CONSTRUCTION PVT. LTD



(Handwritten Signature)

DIRECTOR

Signature of Promoter

Name: **Prabhat Kumar Singh**

Date: 14/10/2024

N. R. Baid & Co.

Chartered Accountants

1E, 1st Floor, Block B, Ashiana Orchids,

Beni Babu's Garden, Rajendra Path,

Near Sarvodaya Hotel, Patna - 800 001

Tel : 0612-2320716, Mob: 09334257406



email: info@nrbaid.com

CERTIFICATE NO.: CERT/NRBC/HO/2024-25/038

Date: 14/09/2024

CHARTERED ACCOUNTANTS FUND UTILIZATION CERTIFICATE

To

THE REAL ESTATE REGULATORY AUTHORITY

6th Floor, BSBCCCL Campus,

Hospital Road, Shastri Nagar

Patna-800023

Subject: Statutory Auditors Certificate for Quarter-2 of Financial Year 2024-25

Reference: RERA Regn. No. BRERAP00243-14/998/R-751/2019

Project- INDRA PRABHA

Sir,

We have been requested by M/s Apna Awas Construction Private Limited, CIN U45200BR2001PTC009553, PAN: AAECA0832B to issue Statutory Auditors Certificate in accordance with Direction no. 1 of 2019 of the Authority.

In relation to the above, we confirm the following information:

Name of the Account Holder: Apna Awas Construction Private Limited

Designated Account Number: 2968002100010993

Bank Name: Punjab National Bank

IFSC Code: PUNB0296800

Branch Name: Punaichak



N. R. Baid & Co.

Chartered Accountants

1E, 1st Floor, Block B, Ashiana Orchids,

Beni Babu's Garden, Rajendra Path,

Near Sarvodaya Hotel, Patna - 800 001

Tel : 0612-2320716, Mob: 09334257406



email: info@nrbaid.com

	Particulars	INR in Rs.
1	Opening Balance in the Designated Account as on 01/07/2024	13,736
2	Total Amount deposited in designated account during this Quarter (Fund Received from Customers as Booking Advance Rs. 13,79,000 including GST, deposited in designated account Rs. NIL, rest amount deposited in other accounts of the Company Rs. 13,79,000 and Rs. 17,35,000 relating to other projects deposited in this account)	17,35,000
3	Total Amount paid during the 2 nd quarter up to 30/09/2024 from the said account (Total Amount utilised for the Project during the quarter is Rs. 10,14,732 rest utilised for Business Administrative Expenses and Others)	17,31,146
4	Closing Balance as on 30/09/2024 in this Bank	17,590

We certify that out of the funds deposited in Bank account Rs. 17,35,000 a sum of Rs. 17,31,146 has been paid from this account details of which are as under: -

Project Expenses	10,14,732
Administrative Expenses (Including taxes if any)	57,014
Other Payments	6,59,400
Total Payments	17,31,146

In this context it may be noted that the overall project expenditure in this quarter is Rs. 34,07,760. The excess amount (if any) booked under this project is on account of expenditure incurred but which has not been paid from this designated account. The excess amount (if any) paid from Bank towards Project Expenses includes payment to suppliers of goods or services of this project which were less paid during earlier period. At the end of this quarter, a sum of Rs. 17,590 remains closing balance in the said designated account. Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produced before us at the time of issue of this certificate and that we have exercised the checks to see that the money was actually utilized for the purpose for which it was received.

Yours faithfully,



UDIN: 24408360BKEHBQ4467

Note: All the figures in this certificate pertain to quarter-2 of FY 2024-25 only and are as per the designated Bank Account or Books of the Company.

For N. R. Baid & Co.
Firm Registration No. 002104C
Chartered Accountants


(CA. A. Baid)
Partner
M. No. 408360

Ar. Navratna Raghuvanshi

601, Signature Tower,
Kurjipul, Kurji,
Patna- 800010.

Mob :- 8863094547
LIC. NO : CA/2013/58586

Letter no. : 245/24-25

Date :- 14/10/2024

TO WHOMSOEVER IT MAY CONCERN

Sub : Construction work progress report in Quarter July – September, 2024-25 of the **Project** – INDRAPRABHA, Anandpuri, Patna (Mauza – Rajapur Hasan, Tauzi No – 5453, Thana No – 3, Khata No – 33, Survey Plot No (P) – 407). On the request of Client, visited the Site, INDRAPRABHA on 03/10/2024. It's a Residential Project located at (Mauza – Rajapur Hasan, Tauzi No – 5453, Thana No – 3, Khata No – 33, Survey Plot No (P) – 407).

RERA Registration No – BRERAP00243-14/998/R-751/2020.
Developer – Apna Awas Construction Pvt Ltd.

Current Construction Status on Site :

Brick work completed.
Internal plaster completed.
External plaster completed.
Plumbing and electrical work completed.
P.O.P. and Putty work completed.
Construction of Overhead Water Tank & Fire Tank completed.
Construction of Septic Tank completed.
Flooring work completed.
External texture laying completed.

AR.NAVRATNA RAGHUVANSHI

(CA/2013/58586)
AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/0081
COA - CA/2013/58586

FRONT SIDE

INDRAPRBHA



GPS Map Camera



Patna, Bihar, India
80, Anandpuri, Patna, Bihar 800001, India
Lat 25.621456°
Long 85.119673°
04/10/24 01:40 PM GMT +05:30

BACK SIDE



LEFT SIDE



 GPS Map Camera



Patna, Bihar, India
80, Anandpuri, Patna, Bihar 800001, India
Lat 25.62189°
Long 85.119786°
04/10/24 01:45 PM GMT +05:30

RIGHT SIDE



 GPS Map Camera



Patna, Bihar, India

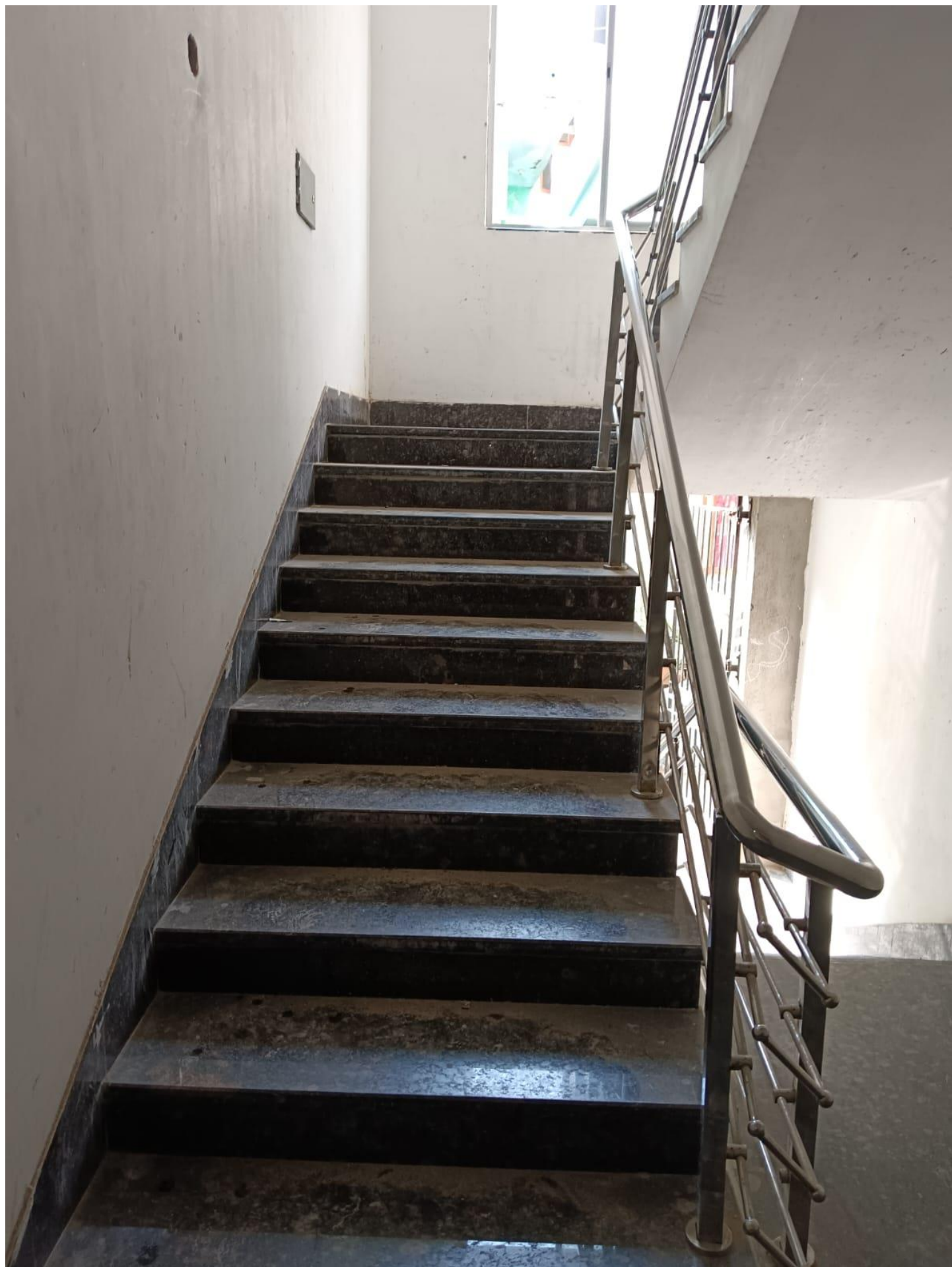
J4C9+F9H, Anandpuri, Patna, Bihar 800001, India

Lat 25.621176°

Long 85.118492°

14/10/24 01:53 PM GMT +05:30

STAIR





GR. FL ROOM



GR BALCONY



GR. FL. KITCHEN



GR. BATHROOM



1ST FL BATHROOM





1ST FL LOBBY



1ST BALCONY









2ND STAIR





3RD FL. BATHROOM





BASEMENT



BASEMENT



TARACE



WATER TANK

